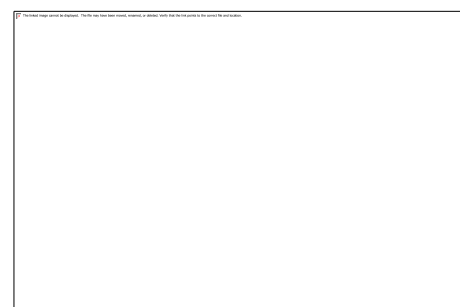
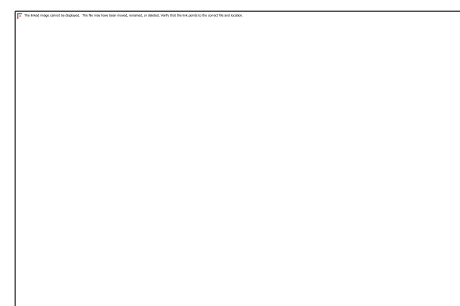
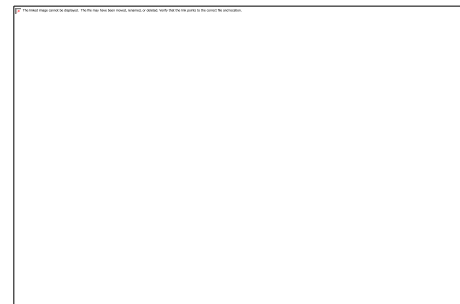
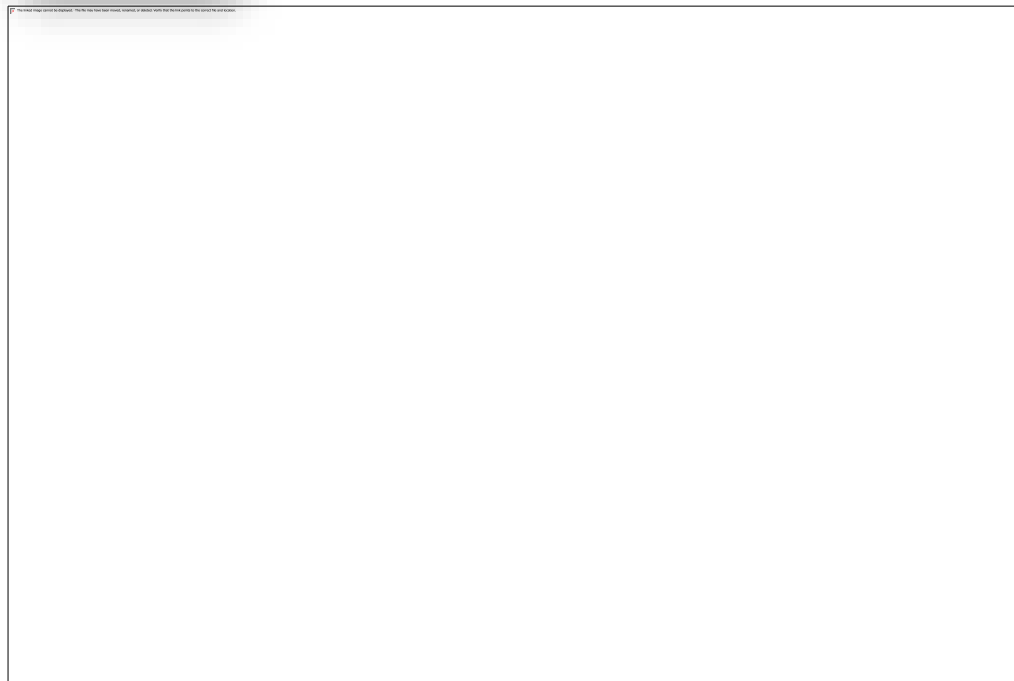




Barons Estate Agents
9 Hampton Court Parade
East Molesey
KT8 9HB
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39a Bridge Road East Molesey, KT8 9ER

Split level three bedroom apartment situated in the centre of Hampton Court village with its many restaurants, shops and boutiques and within walking distance of Hampton Court BR station, River Thames & Hampton Court Palace. This property has been extensively refurbished to provide excellent accommodation & comprises three bedrooms, fitted kitchen, modern bathroom, ensuite shower room, large living room, replacement period style Sashcord windows & refurbished fireplaces. An immediate inspection of this property is strongly recommended. Available now!

***CENTRAL HAMPTON COURT LOCATION**

***EXTENSIVELY REFURBISHED**

***THREE BEDROOMS**

***FULLY FITTED KITCHEN**

***ENSUITE SHOWER ROOM & FAMILY BATHROOMS.**

***UNFURNISHED.**

Monthly Rental Of £1,595

FRONT DOOR TO:-

ENTRANCE HALL:

Single radiator. Understairs storage cupboard with light and power point.

STAIRS TO FIRST FLOOR:-

Doors off to:-

KITCHEN: 8' 0" x 7' 7" (2.44m x 2.31m)

Completely re-fitted. Double glazed rear aspect window and large skylight window above. Refurbished strip wood flooring and part tiled walls. Ceiling lights and wall light points. Wood block worksurfaces with drawers under and Stainless steel 1 1/2 bowl sink unit with mixer tap. Range of eye and base level units. Fitted Stainless steel Zanussi oven and gas hob with pull out extractor fan above. Integrated fridge and dishwasher. Separate washing machine. Cupboard housing gas combination boiler.

FRONT RECEPTION ROOM: 17' 0" x 15' 2" (5.18m x 4.62m)

Double glazed dual aspect windows and picture rail. Two period style radiators. Period feature fireplace with Cast Iron surround and mantle, tiled centre and hearth. T.V.point and two aerial points. Gas central heating thermostat.

REAR RECEPTION ROOM/BEDROOM THREE 11' 0" x 9' 2" (3.35m x 2.79m)

Double glazed rear aspect window and picture rail. Period feature fireplace with Slate hearth. Double radiator. T.V.point and aerial point.

BATHROOM:

Completely refitted. Double glazed frosted side aspect window and fully tiled walls. Double radiator and shaving point. Refurbished strip wood flooring. Suite comprising low level w.c, pedestal wash hand basin and panel enclosed bath with concealed shower unit and glazed shower screen.

STAIRS TO SECOND FLOOR LANDING:

Exposed ceiling beams. Rear aspect double glazed window and built in storage cupboard. Smoke alarm. Doors off to:-

BEDROOM ONE: 15' 2" x 14' 6" (4.62m x 4.42m)

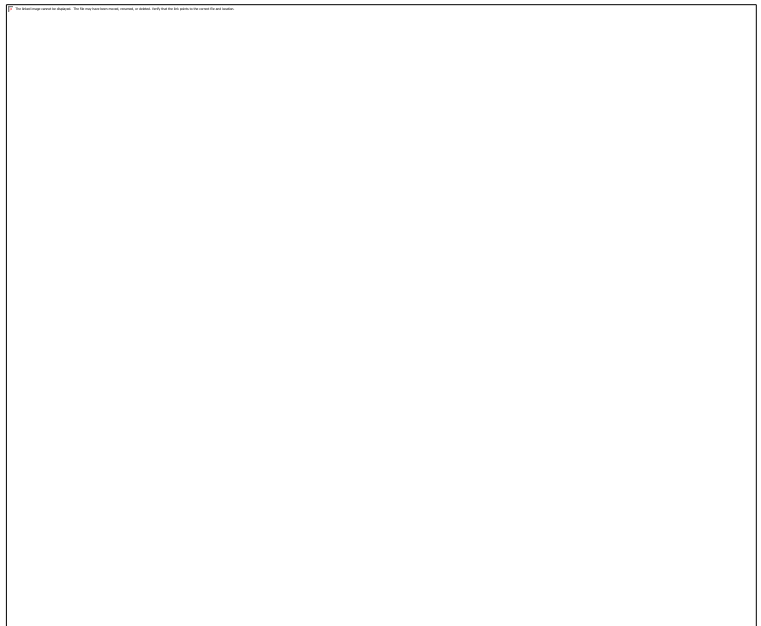
Featured exposed ceiling beams. Dual aspect double glazed windows. Two radiators and two wall light points. Period feature fireplace with ornate Cast Iron centre and Slate hearth. T.V.point. Door to:-

ENSUITE SHOWER ROOM:

Low voltage ceiling lighting and extractor fan. Suite comprising of low level w.c, wash hand basin with mixer tap and tiled splashback and built in shower cubicle with fully tiled surround and glass door. Shaving point.

BEDROOM TWO: 11' 0" x 9' 1" (3.35m x 2.77m)

Exposed feature ceiling beams. Double glazed rear aspect window and single radiator. T.V.point. Fire surround.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Performance Certificate

39a, Bridge Road, EAST MOLESEY, KT8 9ER

Dwelling type:	Top-floor flat	Reference number:	9505-2830-7891-9572-4961
Date of assessment:	30 November 2012	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	03 December 2012	Total floor area:	93 m ²

Use this document to:

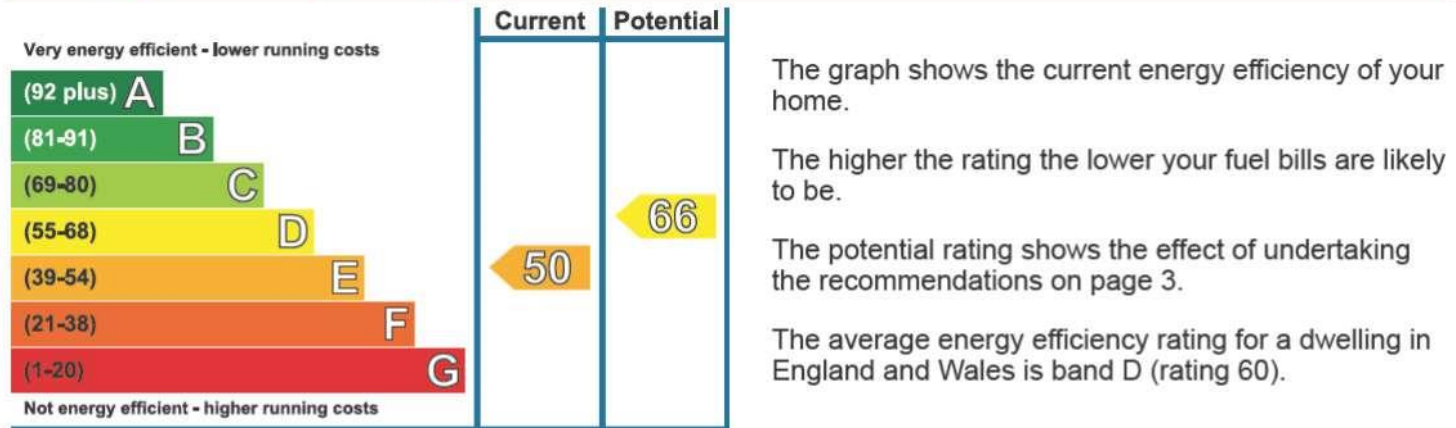
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£3,387
Over 3 years you could save	£1,101



Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£273 over 3 years	£159 over 3 years	
Heating	£2,793 over 3 years	£1,929 over 3 years	
Hot Water	£321 over 3 years	£198 over 3 years	
Totals	£3,387	£2,286	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£648	
2 Low energy lighting for all fixed outlets	£25	£93	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£294	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.